



The Importance of Planning: Planning as a Municipal Foundation

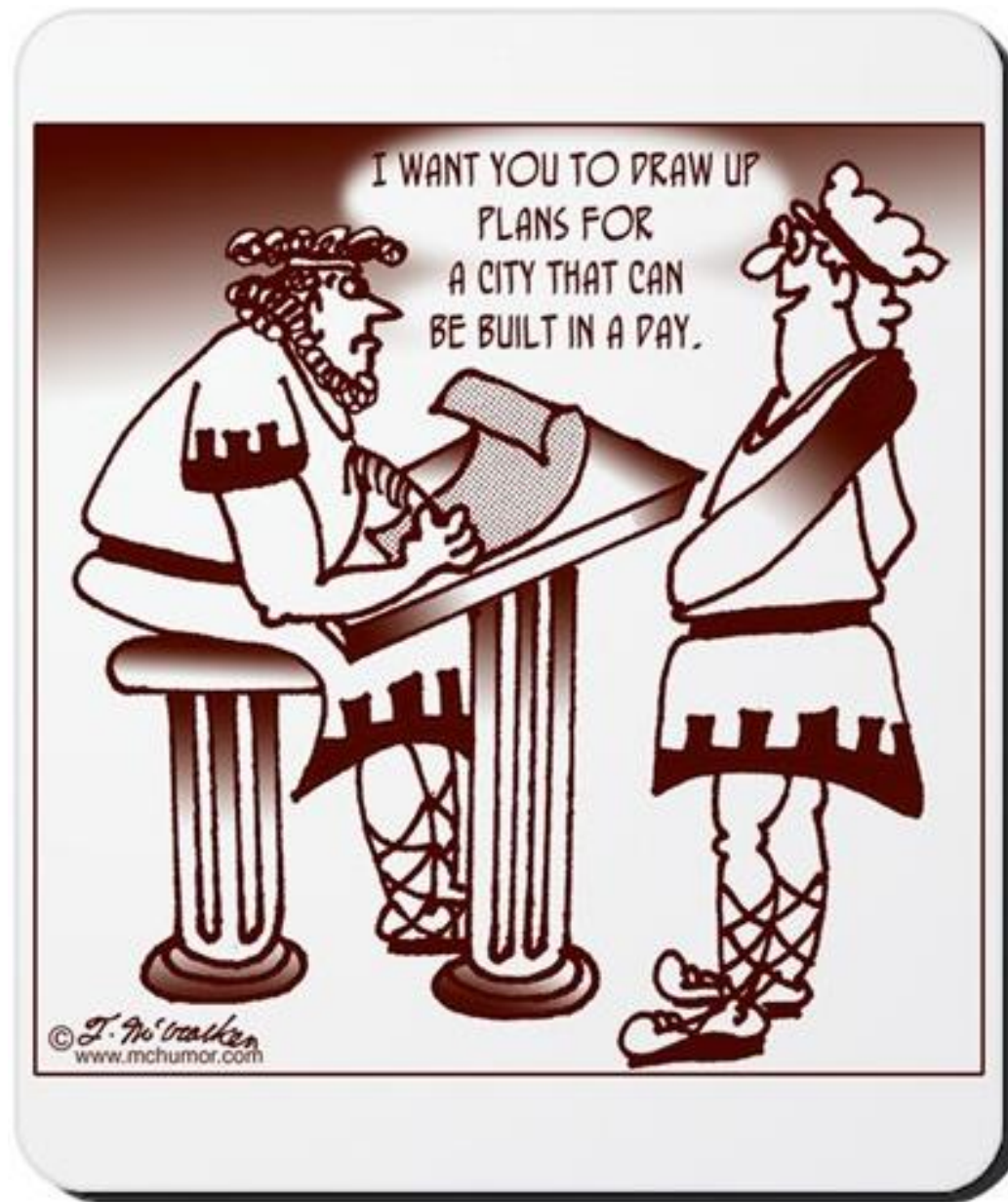
**Eric Zamft, AICP
Director of Planning, City of Cleveland Heights**

**OCCD Fall Meeting
October 28, 2021**



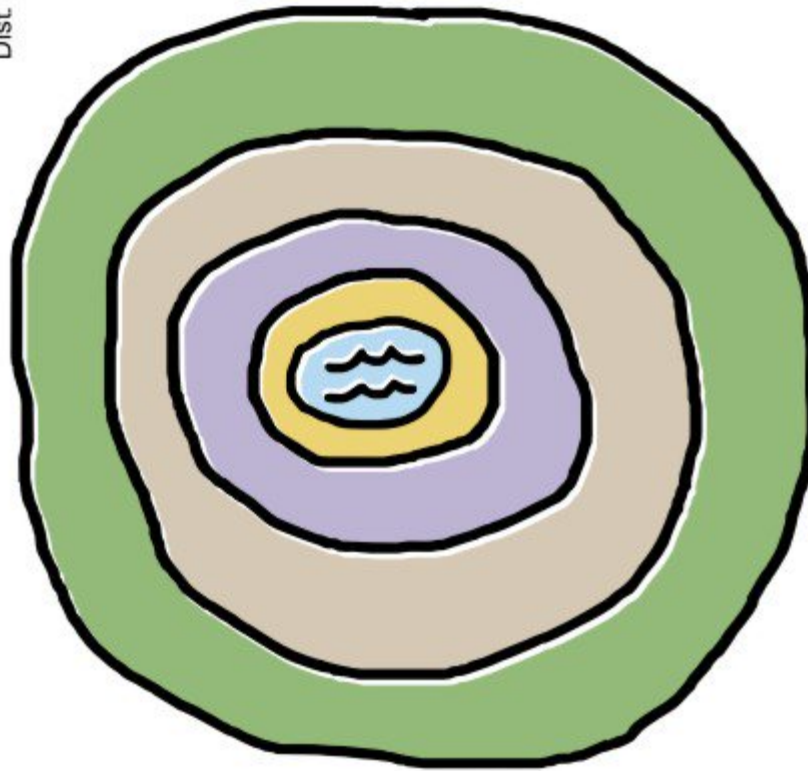
QUESTION:

Why is Planning Important to Community Development Professionals?



Rome wasn't built in a day: It needed a plan

simplified city map



© John Atkinson, Wrong Hands

-  people with money
-  people with less money
-  people with tractors
-  bears

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Planning is a process that isn't so simple: The need for “planners”



Planning sets foundation for budgeting, funding, decision-making



Planning is a diverse ecosystem

Primary Local Planning Activities

1. Visioning
2. Comprehensive or Master Planning
3. Zoning
4. Other Regulations and Guidelines
5. Neighborhood Planning
6. Zoning and Design Review
7. Public Engagement



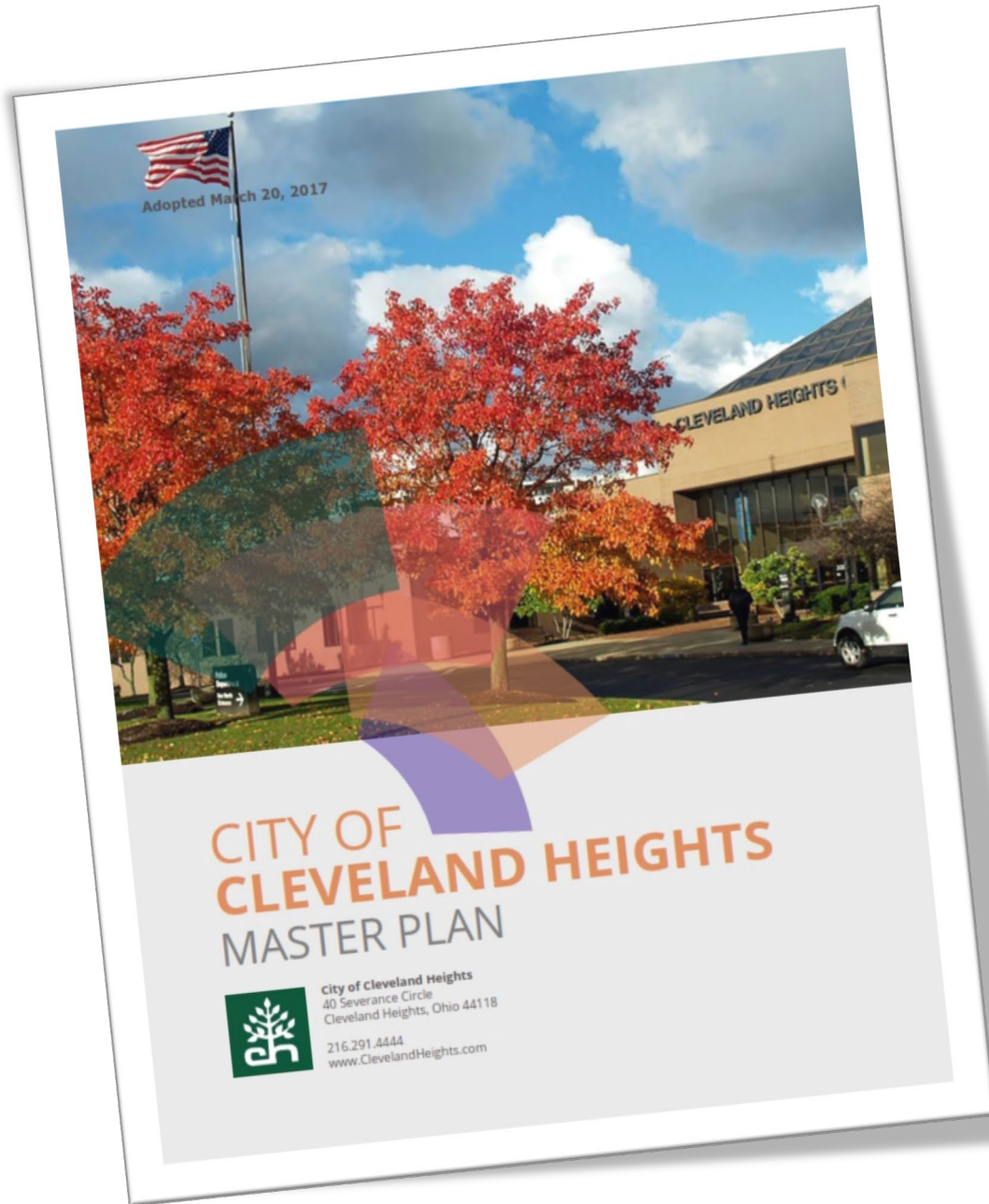
Visioning



- First step in the planning process
- Defines area and scope (municipality-wide, districts, targeted areas; 10, 15, 50 years)
- Includes very little analysis
- Some public engagement; especially as part of master planning process
- Should result in a clear and concise vision statement
- *Basis for future planning efforts. Therefore, it should be acknowledged publicly by the local governing body*

Comprehensive or Master Planning

- Looks at the municipality as a whole
- Establishes Existing Conditions
- Significant Public Engagement
- Translates the Vision into Actions
- Usually is broad and general; not specific or detailed
- Covers more than just traditional planning
- Usually recommends changes to zoning
- *Subsequent decisions of the municipality should be consistent with*



Zoning

CHAPTER 1121

AA and A Single-Family and B Two-Family Residential Districts

1121.01 Purpose.
1121.02 Permitted uses.
1121.03 Principal uses.
1121.04 Conditionally permitted uses.
1121.05 Accessory uses.
1121.06 Minimum lot area and width regulations.
1121.07 Minimum lot frontage.
1121.08 Minimum yard requirements for principal uses.
1121.09 Dwelling unit requirements.
1121.10 Height regulations.
1121.11 Buildings permitted on a zoning lot.
1121.12 Accessory use regulations.

CROSS REFERENCES
Establishment of Districts and Maps - see P. & Z. Ch. 1105
Additional regulations governing uses - see P. & Z. Ch. 1165

1121.01 PURPOSE.
Cleveland Heights is a City primarily consisting of single-family residences, most of which are owner-occupied. Single-family residences are extremely sensitive to adverse effects from other land uses and require high standards for occupancy and use of the principal building as well as location and use of accessory buildings if these areas are to be maintained and to continue to be good places in which to live. In addition, certain parts of Cleveland Heights have been developed primarily with two-family residences having a similar character to the single-family districts, and it is appropriate that there be a zoning district for this distinctive use. Single-family and two-family district regulations are established to achieve the following particular objectives:

(a) The AA Single-Family District is established to provide for single-family residential uses with a minimum lot size of 15,000 square feet, compatible with the existing larger lot developments in areas so defined, as a means of preserving the unique character of these areas.
(b) The A Single-Family District is established to provide for single-family residential uses on smaller lots with a minimum of 7,500 square feet.
(c) The B Two-Family District is established to permit single-family units on lots with a minimum of 7,500 square feet and two-family residential uses with a minimum lot size of 10,000 square feet.
(d) To encourage as a conditional use flexible residential development to promote creative and efficient use of land through unified development.
(e) To regulate the location and lot coverage of accessory uses, buildings and structures so as to permit such uses to be established and maintained in a manner which makes them compatible with the existing residential neighborhoods.
(f) To encourage sustainable development and practices in residential neighborhoods.
(Ord. 20-12. Passed 5-21-12.)

1121.02 PERMITTED USES.
(a) In the AA or A Single-Family Districts or B Two-Family District, land and structures shall be used or occupied, or structures shall be erected, constructed, enlarged, moved, or structurally altered only for a principal use specified, or a conditional use in accordance with Title Seven, or an accessory use to a permitted principal or conditional use as regulated herein. Sections 1121.03 through 1121.05 emanate those uses that may locate in each AA, A and B zoning district as a matter of right, either as a principal or accessory use, and those uses which may locate in a given district only upon obtaining a conditional use permit.
(b) Although a use may be indicated as permitted or conditionally permitted in a particular district, it shall be approved on a parcel only when it can be located thereon in full compliance with all of the standards and other regulations of this Zoning Code applicable to the specific use and parcel in question.
(Ord. 20-2012. Passed 5-21-12.)

1121.03 PRINCIPAL USES.
When denoted by the letter P, a use listed below is a principal use permitted by right in the AA and A Single-Family and B Two-Family Residential Districts provided that all requirements of other city ordinances and this Zoning Code have been met.

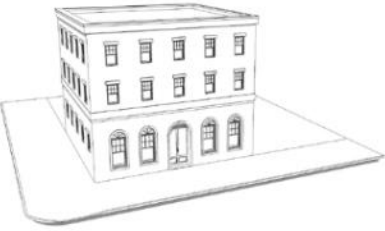
Land Use Category	AA District	A District	B District
(a) Single-Family Detached Dwellings	P	P	P
(b) Two-Family Dwellings			P

(Ord. 20-2012. Passed 5-21-12.)

1121.04 CONDITIONALLY PERMITTED USES.
The categories of conditional uses which may (together with their accessory uses) be permitted in the AA and A Single-Family and B Two-Family Residential Districts, provided they conform to the conditions, standards, and requirements of Title Seven and are approved for a particular zoning lot in accordance with the administrative provisions of Section 1115, shall include the following:
(a) Planned Residential Developments (PRD);
(b) Places of worship;
(c) Elementary, junior and senior high schools;
(d) Public libraries;

ARTICLE 4: BUILDING AND LOT PLANS & STANDARDS

COMMERCIAL TABLE 345.405.J-2 PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts
CD-4 CD-5 CD-5W CD-6

General Description
A small- to medium-sized attached or detached non-Residential Building, typically designed to facilitate pedestrian-oriented Retail / Personal Service / Artisan Uses and Office Uses.

Lot
Width Per Character District Lot Width

Number of Units
Units per Building Unrestricted, except as may be due to Building Code

Allowed Private Frontages
Stoop P
Dooryard P
Terrace/Lightwell P

Allowed In CD-4 only for Principal Buildings on Lots facing Willett Ave., S. Regent St., William St. (between Washington St. & Pearl St.), Westchester Ave., Midland Ave., Boston Post Rd., N. Main St., Bowman Ave., and Putnam Ave. (between N. Main St. & Willett Ave.).

Allowed Private Frontages (continued)
Shopfront P
Officefront P

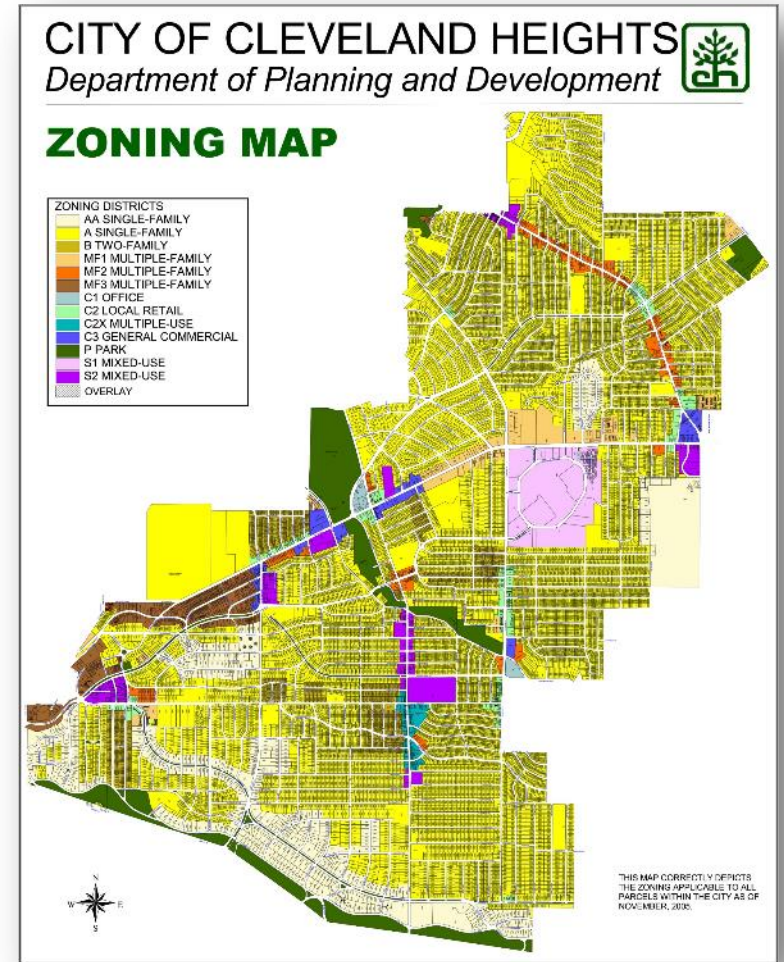
Building Size and Massing
Height Per Character District Height Standards
Width Per Character District Lot Width and Side Setback Standards

Pedestrian Access
Main Entrance Location Principal Frontage

Vehicle Access and Parking
Parking may be accessed from an Alley, side Thoroughfare or front Thoroughfare

LEGEND
The following notations are utilized in this table. P Permitted Not Permitted Not Applicable Required

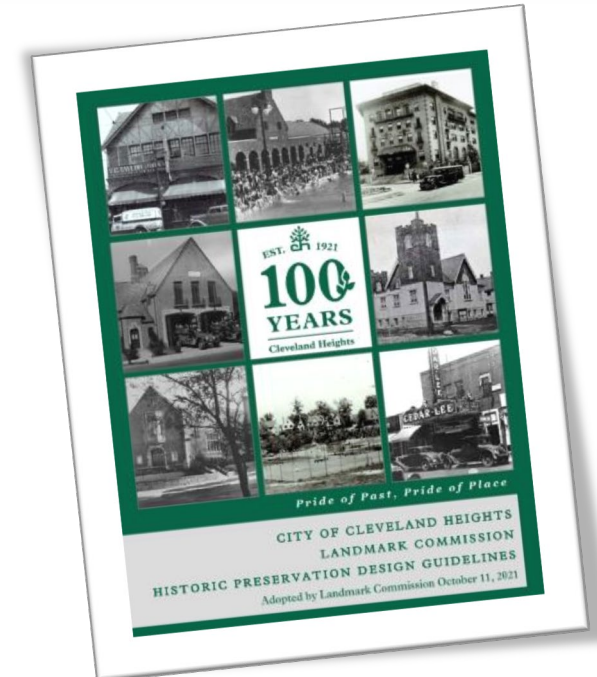
VILLAGE OF PORT CHESTER, NEW YORK CHAPTER 345 ZONING CODE ©2020 Town Planning & Urban Design Collaborative LLC



Zoning is the municipal law that regulates the use of all land – both private and public. If done well, it permits and encourages the vision and master plan goals...in an easy and clear format

Other Planning-Related Regulations and Guidelines

- Subdivision Regulations
- Design Guidelines
- Building Codes
- Engineering Guidelines
- Public Safety
- Sustainability
- Other Municipal Ordinances



CENTER, PERRIN AND EUCLID- A CLOSER LOOK AT PERRIN



PLAN

STRATEGY

SUPPORT BLOCK/ NEIGHBORHOOD ASSOCIATIONS AND BEAUTIFICATION EFFORTS

SUPPORT EXTERIOR HOME PRESERVATION/ RESTORATION

EXPAND SUPPORT OF HOME REHABILITATION FOR AGING IN PLACE

REINFORCE NEIGHBORHOOD INTERACTIONS
PROVIDE DIVERSE HOUSING OPPORTUNITIES

MAGNITUDE OF COST

MAGNITUDE OF TIME

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LEGEND: COST

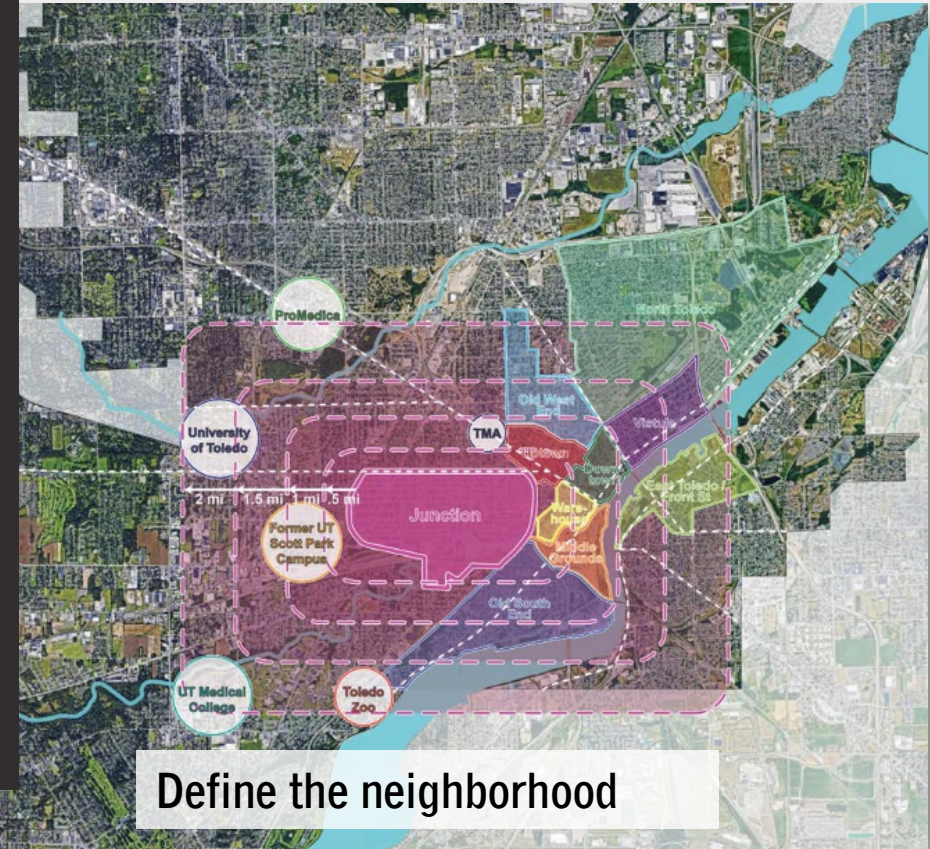
●●● HIGH - \$1,000,000+
●●● MODERATE - \$500,000-\$1,000,000
●●● LOW - LESS THAN \$500,000

LEGEND: TIME

●●● LONG TERM - MORE THAN 5 YEARS
●●● MED TERM - 1-5 YEARS
●●● SHORT TERM - LESS THAN 1 YEAR

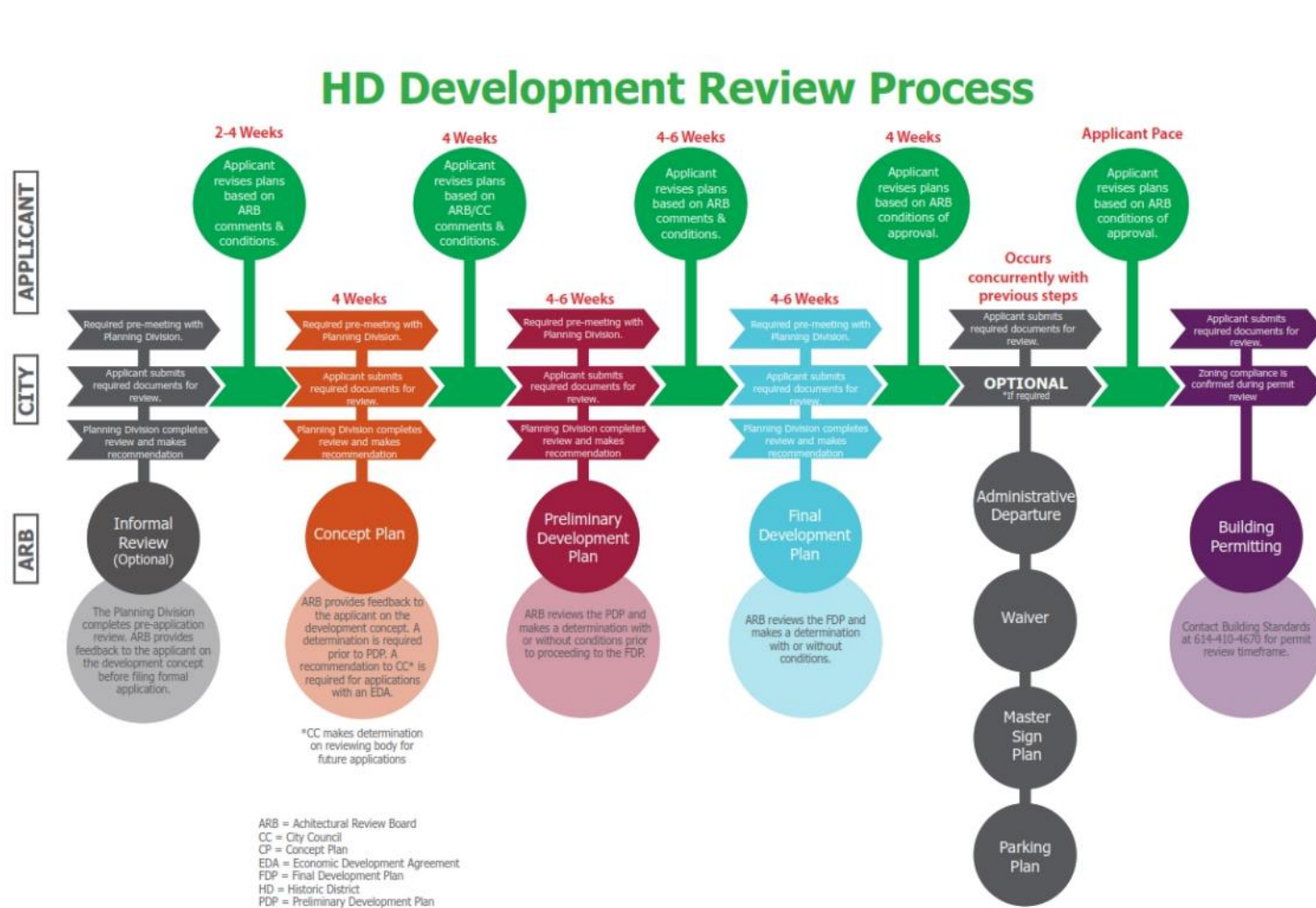
Implementation

Neighborhood Planning



Its at the neighborhood level that projects can really impact the lives of individuals

The Zoning and Design Review Process



This is where all of the planning leads to for residents, property and business owners, and investors.

ARCHITECTURAL BOARD OF REVIEW APPLICATION
Please staple this as the first page of each of three copies of your application.
Please type or print clearly.

Project Address* _____ Phone* _____
Owner* _____
Owner's Mailing Address* _____
Owner's Email Address* _____
Project* ☐ New building ☐ Addition ☐ Alteration ☐ Sign ☐ Fence
Project description* _____

Plans submitted for (check one)*: ☐ Preliminary Review ☐ Approval
Architect/Designer _____ Phone _____
Architect/Designer's Email Address _____
Architect/Designer's Mailing Address _____
Contractor _____
Contractor's Address _____
Contractor's Email Address _____
Who will represent (A representative of the applicant)* _____
Applicant's Signature _____
Revised October 12, 2011

CLEVELAND HEIGHTS
PLANNING COMMISSION CONDITIONAL USE PERMIT

PROJECT NO. 21-09
CIBH1, LLC, dba Honda of Cleveland Heights, located at 2953 Mayfield Road, in a "C-1" General Commercial District, to operate used auto sales in conjunction with Honda of Cleveland Heights, 2953 Mayfield Rd, new auto sales minor auto repair per Code chapters 1111, 1115, 1133, 1151, 1153, 1161, 1163 and 1166, and approved by the Planning Commission on Wednesday, August 19, 2011.
This permit is issued under the authority of Sections 1111.06 and 1115.04 of the Zoning Code and with any other applicable ordinances of the City, with the conditions that:

- This use shall not be adjacent to the use and enjoyment of other properties in the immediate vicinity of the City.
- This use shall not be adjacent to the use and enjoyment of other properties in the immediate vicinity of the City.
- The applicant shall work with staff to resolve any complaints from neighbors.
- All signage (building, window, pole, instructional, directional, etc.) shall conform to zoning requirements, considering provisions variance, and require Architectural Board of Review Approval.
- CIBH1, LLC's sale of used vehicles at this site shall only be permitted accessory to the sale of new automobiles at the licensed CIBH1, LLC, 2953 Mayfield Road. CIBH1, LLC's inventory at any one time, automobiles shall not exceed fifty percent of the overall CIBH1, LLC inventory at any one time.
- Only repair of automobiles commonly associated with automobile sales shall be permitted, and all auto repair, cleaning, washing, and drying operations shall be conducted inside the building.
- No junk, temporary or unlicensed vehicle shall be permitted to remain outside on the property for more than forty-eight (48) hours.
- Landscaping and screening plan shall be maintained and any new landscaping plan approved by the Planning Commission.
- Lighting shall not place into, or upon, the surrounding area or any residential premises. Any proposed new lighting shall be approved by the Zoning Administrator in compliance with Code section 1165.07.
- Hours of operation shall be limited to between 9 AM and 7 PM, changes to the hours of operation shall be approved by the Zoning Administrator.
- Required fence in accordance with Calendar Number 27-02 along the west property line shall be maintained.
- No automobile delivery trucks shall load or unload automobiles on Mayfield Road. All deliveries shall occur on-site.
- Parking lot shall be striped in accordance with approved site plan and cars-for-sale shall park in an orderly manner in the areas shown on the approved plan, any charges to the parking layout shall be approved by the Zoning Administrator.
- Two-driving vehicles shall not be permitted on residential district collector side streets such as Middleburg, Hampshire, and Poplar roads. Streets with high volumes of traffic and multiple lanes, such as Mayfield, Monticello, and Lee Road, shall be the principal routes for such use, and shall be approved by the Zoning Administrator.
- All required construction and installation of the use shall be completed by July 31, 2012.

Should the holder of this permit at any time fail to comply with said provisions and limitations, and such failure continues beyond the time fixed by the Zoning Administrator or Commissioner of Building in a written notice to remedy such failure, then this permit may be deemed terminated.

This permit is not transferable without the written consent of the Planning Commission.

Eric Zaitch, Secretary for the Planning Commission
Date August 30, 2011

THIS PERMIT REPRESENTS ZONING APPROVAL ONLY. OTHER CITY APPROVALS MAY BE REQUIRED INCLUDING, BUT NOT LIMITED TO, BUILDING, FIRE, AND/OR STORMWATER PERMITS.

Importance of Public Engagement

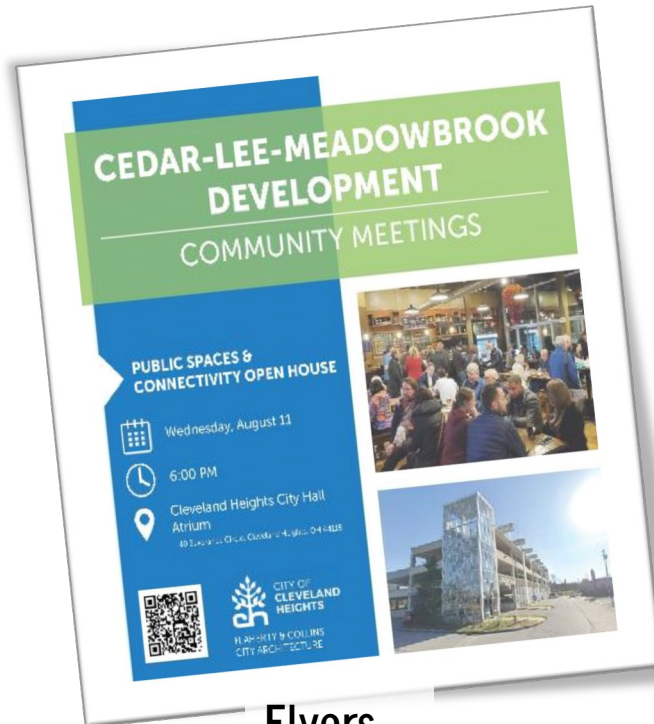


Cities have the capability of
providing something for everybody,
only because, and only when, they
are created by everybody.

— *Jane Jacobs* —

AZ QUOTES

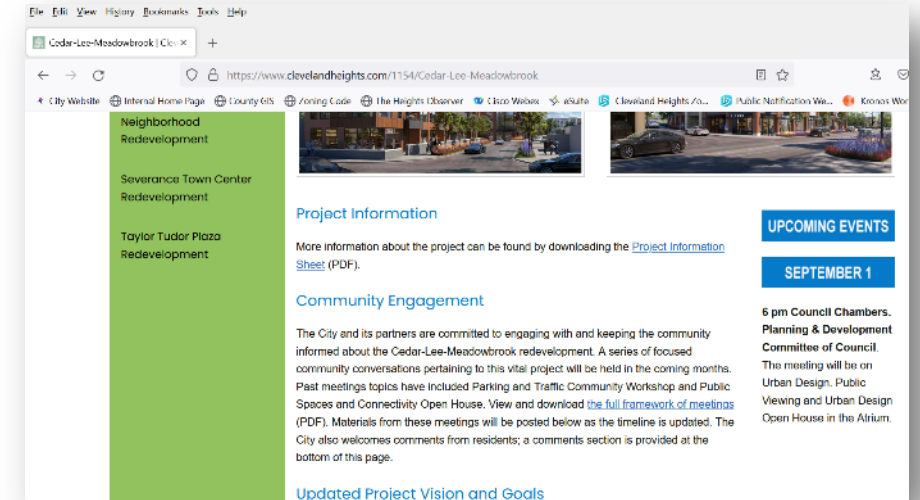
Public Engagement – Getting the Word Out



Flyers



Press Releases



Website

Use multiple approaches and platforms



Public Engagement – Making it Meaningful...and Fun



QUESTION:

Why is Planning Important to Community Development Professionals?

ANSWER:

It lays the foundation for all of the land use, development, and investment decision-making to follow, including municipal budgeting, pursuing grants and other funding, as well as establishing community development goals and objectives





Contact Information:

Eric Zamft

ezamft@clvhts.com